

**PLAT RECORDING SHEET**

**PLAT NAME:** Westheimer Lakes Intuitive Learning Center Replat No 1

\_\_\_\_\_

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 2.58

\_\_\_\_\_

**LEAGUE:** Brooks and Burleson Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** A-144

\_\_\_\_\_

**NUMBER OF BLOCKS:** 1

\_\_\_\_\_

**NUMBER OF LOTS:** 0

\_\_\_\_\_

**NUMBER OF RESERVES:** 2

\_\_\_\_\_

**OWNERS:** Intuitive Learning LLC

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

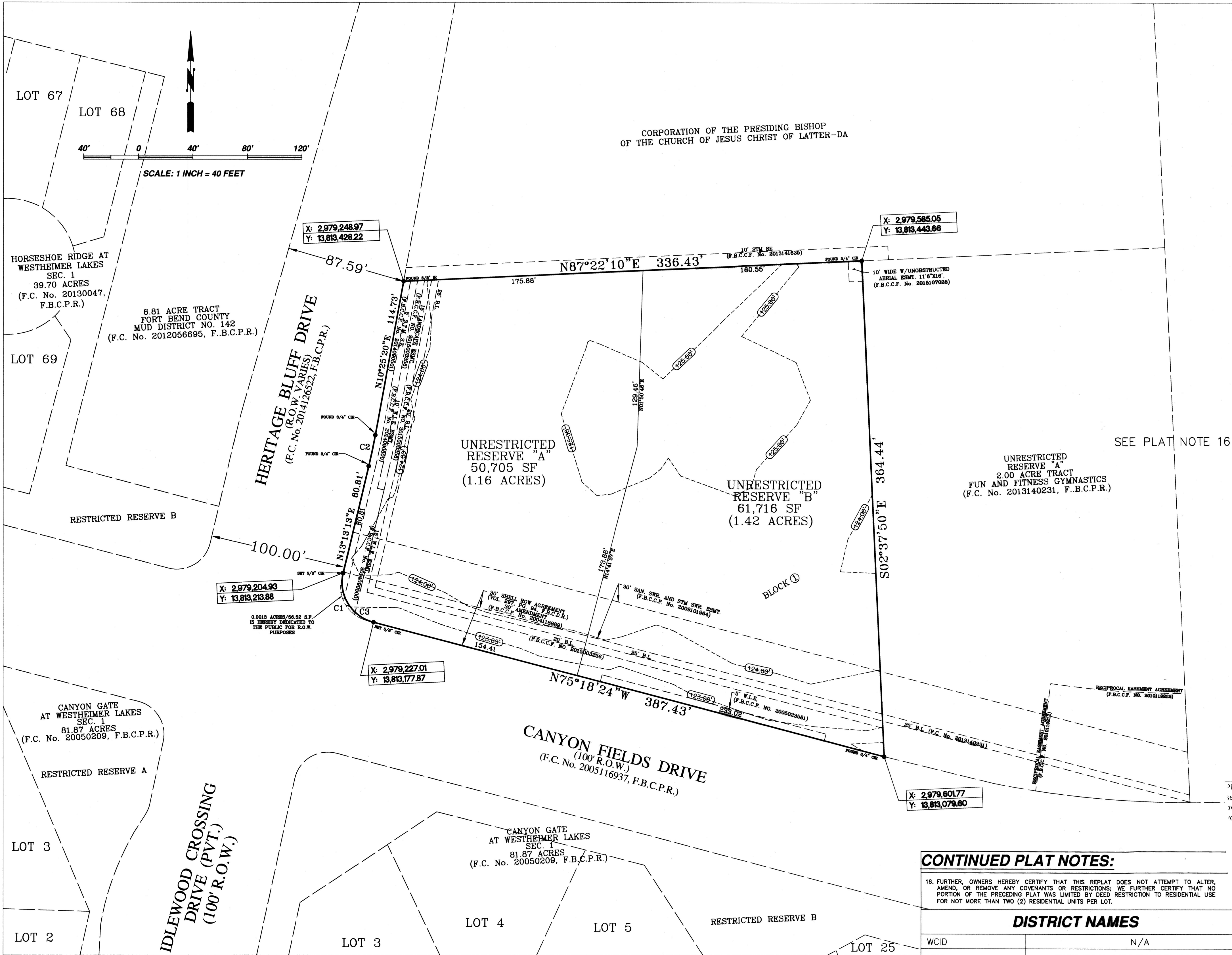
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**(DEPUTY CLERK)**





LEGEND

1. "B.L."	INDICATES BUILDING LINE
2. "M.R.F.C."	INDICATES MAP RECORDS OF FORT BEND COUNTY
3. "F.B.C.C.F."	INDICATES FORT BEND COUNTY CLERK'S FILE
4. "F.B.C.D.R."	INDICATES FORT BEND COUNTY DEED RECORDS
5. "P.N."	INDICATES PLAT NUMBER OF FORT BEND COUNTY MAP RECORDS
6. "R.O.W."	INDICATES RIGHT-OF-WAY
7. "E.S.M.T."	INDICATES EASEMENT
8. "XXX / XXX"	INDICATES RECORDED VOLUME/PAGE
9. "O"	INDICATES IRON ROD SET
10. "•"	INDICATES IRON ROD FOUND
11. "F.B.C.P.R."	INDICATES FORT BEND COUNTY PLAT RECORDS
12. "D.E."	INDICATES DRAINAGE EASEMENT
13. "L2"	INDICATES FORT BEND COUNTY LIGHTING ZONE
14. "W.L.E."	INDICATES WATER LINE EASEMENT

PLAT NOTES:

1. UNLESS OTHERWISE INDICATED, THE BUILDING LINES, WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
2. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
3. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 126.5' FEET ABOVE MEAN SEA LEVEL (NAVD 83 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAIN, WHICHEVER IS HIGHER.
4. THIS PROPERTY LIES IN ZONE "X" (UNSHADED) AS PER FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 481570004SL, EFFECTIVE DATE APRIL 2, 2014.
5. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. L23.
6. ALL EXISTING PIPELINES OR PIPELINE EASEMENTS THROUGH THE PROPOSED SUBDIVISION HAVE BEEN SHOWN.
7. BASED ON THE CRITERIA LISTED ABOVE, THE MINIMUM SLAB ELEVATION SHALL BE 126.5' (NAVD83) ABOVE MEAN SEA LEVEL. IN ADDITION, NO SLAB SHALL NO LESS THAN 1.0' ABOVE ANY DOWN GRADIENT ROADWAY, DRAINAGE RESTRAIN, WARDMUM PONDING, OR SHEET PILE ELEVATION, AND NO LESS THAN 2.0' ABOVE ANY ON-SITE DETENTION POND 100-YEAR WATER SURFACE ELEVATION AS CALCULATED WITHIN FUTURE SITE DESIGNS.

8. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
9. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
10. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE. OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE ON-SITE DETENTION FACILITY.
11. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE, 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99998963.
12. ENCROACHMENT AGREEMENT EXECUTED BY AND BETWEEN ENTERPRISE CRUDE PIPELINE LLC AND LAND TEXAS PM 1039 & 723 LTD. AS SET FORTH AND DESCRIBED IN INSTRUMENT RECORDED UNDER COUNTY CLERK'S FILE NO. 2014079916 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS WAS UNPLOTTABLE.
13. THE BUILDING LINE REQUIREMENTS ESTABLISHED BY THIS CHAPTER ARE MINIMUM STANDARDS. WHERE DEED RESTRICTIONS PROVIDE FOR A GREATER BUILDING LINE OR SETBACK, THE DEED RESTRICTIONS SHALL CONTROL OVER THE PROVISIONS OF THIS CHAPTER.
14. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE FEET (5') IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH "THE AMERICANS WITH DISABILITIES ACT."
15. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.

CONTINUED PLAT NOTES:

16. FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS. WE FURTHER CERTIFY THAT NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

DISTRICT NAMES						
WCID			N/A			
MUD			FORT BEND COUNTY MUD NO. 142			
LID			N/A			
DID			N/A			
ESD			NO 4			
SCHOOL			LAMAR CONSOLIDATED ISD			
FIRE			FORT BEND RURAL FIRE DISTRICT NO. 1			
IMPACT FEE AREA			N/A			
CITY OR CITY ETJ			HOUSTON ETJ			
UTILITIES CO.			CENTERPOINT			
COUNTY ASSISTANCE DISTRICT			CAD 1			
CURVE TABLE						
CURVE	ARC	RADIUS	DELTA	BEARING	CHORD	TAN
C1	38.63'	25'	88°32'01"	N31°02'44"W	34.90'	24.37'
C2	23.34'	500'	02°40'29"	N11°53'12"E	23.34'	11.67'
C3	46.86'	30'	89°29'18"	N31°31'11"W	42.24'	29.73'

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, INTUITIVE LEARNING LLC, ACTING BY AND THROUGH, RAM MUTHUVARATHAN, ITS MANAGING MEMBER, HERINAFTER REFERRED TO AS OWNERS OF THE 2.58-ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF WESTHEIMER LAKES INTUITIVE LEARNING CENTER REPLAT NO. 1 DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PRIVATE USE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, I (OR WE) DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, I (OR WE) DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS" AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

\* IN TESTIMONY WHEREOF, INTUITIVE LEARNING LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY RAM MUTHUVARATHAN, ITS MANAGING MEMBER, HEREUNTO AUTHORIZED, THIS 19 DAY OF November, 2021.

STATE OF TEXAS  
COUNTY OF FORT BEND

BY: *Ram Muthuvarathan*  
RAM MUTHUVARATHAN, MANAGING MEMBER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAM MUTHUVARATHAN, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 19 DAY OF November, 2021.

VERONICA GUERRA  
Notary ID #133135141  
My Commission Expires June 2, 2025

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME: *Veronica Guerra*  
MY COMMISSION EXPIRES: *June 2, 2025*

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF WESTHEIMER LAKES INTUITIVE LEARNING CENTER REPLAT NO. 1 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 19 DAY OF November, 2021.

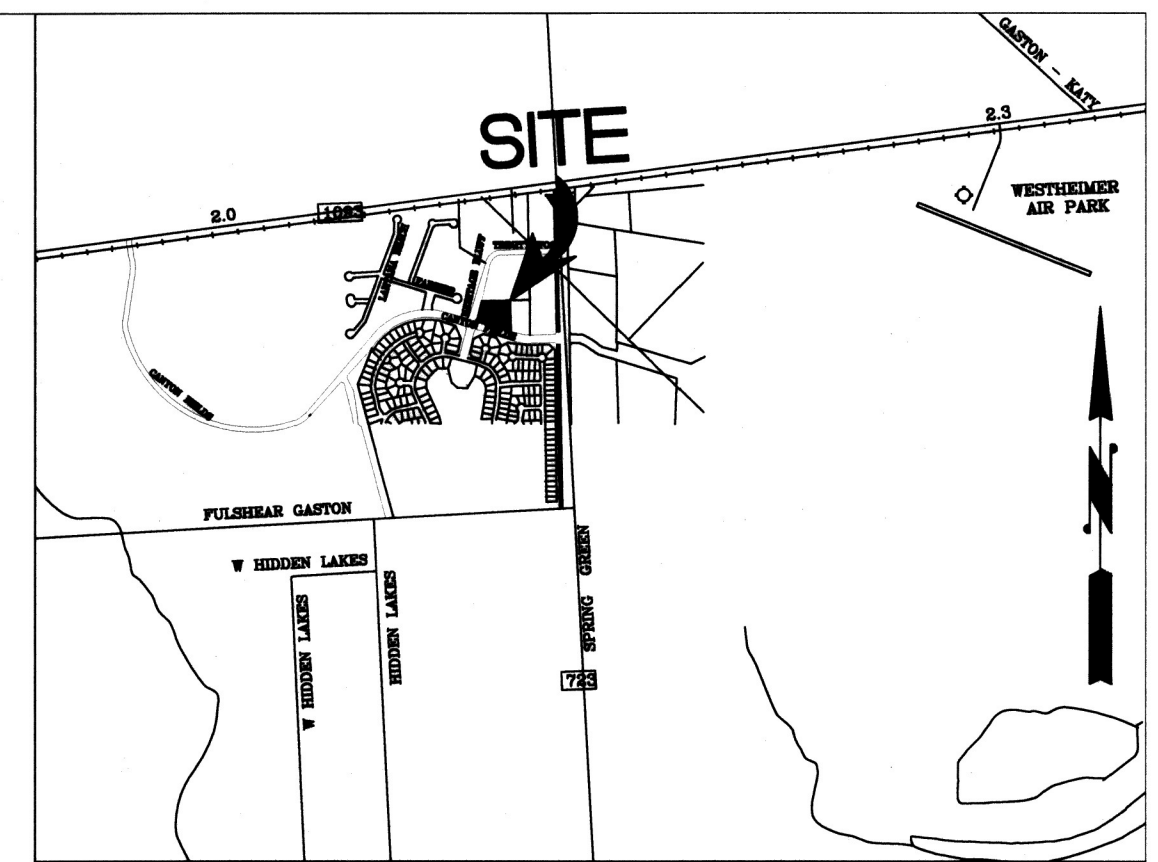
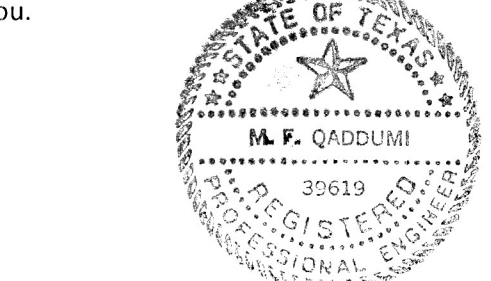
BY: *Martha L. Stein* BY: *H. Rodriguez*  
MARTHA L. STEIN, CHAIR MARGARET WALLACE BROWN, AICP, CNU-A, SECRETARY  
OR M. SONNY GARZA, VICE CHAIRMAN

ENGINEER'S PLAT AFFIDAVIT

I, M.F. QADDUMI, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

M.F. QADDUMI, P.E.  
REGISTRATION NO. 39619

\*Please Stamp both the mylar and this white paper. The seals tend to smear on the mylar. This copy will be taped over the seal once it goes into the city and county. Thank you.



I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT, HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

VINCENT M. MORALES JR.  
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

W.A. (ANDY) MEYERS  
PRECINCT 3, COUNTY COMMISSIONER

KEN DEMERCHANT  
PRECINCT 4, COUNTY COMMISSIONER

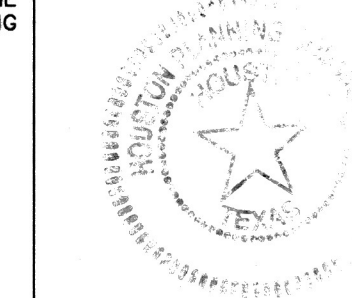
KP GEORGE  
COUNTY JUDGE

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M. IN PLAT NUMBER OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

COUNTY CLERK FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY



# WESTHEIMER LAKES INTUITIVE LEARNING CENTER REPLAT NO 1

A SUBDIVISION OF 2.58 ACRES, LOCATED IN THE BROOKS AND BURLESON SURVEY, ABSTRACT NUMBER A-144, BEING A REPLAT OF ALL OF RESERVE A, OF WESTHEIMER LAKES INTUITIVE LEARNING CENTER, AS RECORDED UNDER VOLUME 2016, PG 99, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

2 RESERVES 1 BLOCK 0 LOTS  
REASON FOR REPLAT: TO CREATE TWO (2) RESERVES

OCTOBER, 2021 JOB NO. 21055.00

OWNER:  
INTUITIVE LEARNING LLC  
P.O. BOX 722  
FULSHEAR, TEXAS 77441  
(281) 346-2033

The  
**INTERFIELD GROUP**  
engineering | architecture  
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